



**Lot 2 NE 4-48-1-4**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2300697**



**\$1,250,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,440 sq.ft.

**Zoning:** Comm

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame, Mixed

**Parking:** -

**Water:** Well

**Lot Size:** 7.77 Acres

**Sewer:** Septic Tank

**Lot Feat:** -

**Inclusions:** Sump Pump

Opportunity waits for the right buyer of this 7.7-acre site as these buildings would complement any agricultural, commercial or industrial enterprise. Located eight miles south of the City of Lloydminster in the County of Vermilion River, this fully security fenced parcel has two buildings already in place. The first is a 2014 built rigid steel shop with a footprint of 80' x 160' designed for a 10,440 sq ft work floor plus a two-storey office and / or potential residential component totalling another 4,800 sq ft on two levels. Eave height is 22'. Six drive-through bays each boasting two 14' wide by 16' high sectional overhead doors (including opaque ones suitable for a wash bay), all with electric openers. Supports have been integrated into the steel frame to enable an overhead crane. Low E Argon windows in the proposed office / residential area. Exterior ground level insulation installed on perimeter ready for concrete. Plumbing, septic, and sumps are in place. The three-phase power on site is connected to main shop, then routed underground from there to the cold storage building. Power kiosk to serve future parking lot. County gas located on the adjoining property can be easily connected from a manifold designed with that intent. Water well with double screen with line to main shop installed. Second 7,500 cold storage structure is a former riding arena and is part pole building with balance frame construction. Both buildings currently have dirt floors. Current Real Property Report and Environmental Site Assessment Phase 1 report being arranged. Universal Consulting Group drawings for completion of the 2014 shop are available as well. The adjoining 69.47 acres of farmland is optional to the buyer of the subject property by separate agreement. Please contact listing office for more information on both properties including website and

investor package.